Fee 37
(RGT)

BOOK 8450 PAGE 252

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
West End Terrace, Inc. Yount & Young Management Services, Inc. P. O. Box 24349 Nashville, Tennessee	NEW OWNER	103-02-0-C-088 CO 103-02-0-C-097 CO

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

WHEREAS, West End Terrace, Inc. ("WETI") was awarded a judgment (the "Judgment") against Vincent Zuccaro ("Grantor") in a lawsuit styled Humphries, et al. v. West End Terrace, Inc. (89-492-III); and

WHEREAS, in order to avoid further litigation expenses and in connection with a settlement agreement by and between WETI and Grantor, Grantor wishes to convey the Property to Lender;

NOW THEREFORE, for valuable consideration, the satisfaction of the judgment, the sufficiency of which is acknowledged, Grantor hereby convey to WETI certain land, with all improvements thereon, being more particularly known as follows:

Unit No. 88 and Unit No. 97, all shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee (collectively the "Property").

Being the same property conveyed to Vincent Zuccaro and Sherrie Ware by instruments of record in Book 6673, page 575, and Book 6674, page 628, respectively, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vincent Zuccaro by Sherrie Ware by instrument of record in Book 7256, page 822, Register's office for Davidson County.

Being the same property conveyed to West End Terrace, Inc. by Vincent Zuccaro by quit claim deed by instruments of record in Book 8240, page 636, and Book 8240, page 639, respectively, Register's office for Davidson County.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to WETI, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the items set forth on Exhibit A which is attached hereto and incorporated herein by reference.

Grantor covenants with WETI that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to WETI, its successors and assigns against the lawful claims of all persons, whomsoever.

Executed this 13 day of September, 1991.

Vincent Zuccaro
Vincent Zuccaro

Nancy C. Zuccaro
Nancy C. Zuccaro

This is improved property, known as Units 88 and 97 of the West End Terrace Condominiums, 276 White Bridge Rd.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me this 13th day of August, 1991.

Notary Public
My Commission Expires: 5/30/94

POLLI YOUNG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LYNN M. BUTLER, Notary Public, Vincent Zuccaro, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of September, 1991.

Lynn M Butler
Notary Public
My Commission Expires: 5-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LYNN M. BUTLER, Notary Public, Nancy C. Zuccaro, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of September, 1991.

Lynn M Butler
Notary Public
My Commission Expires: 5-23-94

EXHIBIT A

1. Limitations and conditions imposed by the "Tennessee Horizontal Property Act" as set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated;

2. The terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for West End Terrace, a Condominium, recorded in Book 6657, page 549, Register's Office for Davidson County, Tennessee;

3. Restrictive covenants contained in instrument of record in Book 3642, page 417, said Register's Office;

4. Rights with reference to an 8 inch sanitary sewer shown on Plans for Project No. 64-s-16 on file in the Office of Metropolitan Sewerage Service Division, as referred to in deed of conveyance of record in Book 3840, page 386, said Register's Office;

5. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government by William G. Blackman, of record in Book 3859, page 859, said Register's Office;

6. Permanent and temporary construction easements as set out in Final Orders of record in Book 5894, page 97 and 101, said Register's Office;

7. An easement for television cable granted Viacom Cablevision by instrument of record in Book 5974, page 755, said Register's Office;

8. An unrecorded lease agreement with Home Coin Laundry dated December 6, 1977;

9. Rights of tenants in possession under existing leases;

10. Title to that portion of the premises lying within the boundaries of any highways or roads;

11. Subordination and Non-Disturbance Agreement of record in Book 7937, page 734 said Register's Office;

12. Deeds of Trust of record as subsequently assigned in Book 4651, page 689, Book 4679, page 973, Book 6056, page 451, Book 4651, page 680, Book 4679, page 975, Book 6056, page 421, Book 6628, page 383, Book 6628,

page 414, and Book 6628, page 445; Assignments of Rents of record, as subsequently assigned in Book 4651, page 696, Book 4651, page 687, Book 4679, page 978, Book 4679, page 976; Financing Statements of record in Book 4651, page 692, Book 5269, page 140, Book 6027, page 662, Book 4680, page 444, Book 6056, page 484, Book 6147, page 390, Book 4651, page 683, Book 5269, page 141, Book 6027, page 661, Book 4680, page 443, Book 6628, page 412, and Reference No. D01691, Book 6628, page 4431 and Reference No. D01692, Book 6628, page 458, and Reference No. D01693, Book 6056, page 481 in said Register's Office and Financing Statements filed in the Office of the Secretary of State of Tennessee under Reference Nos. 270293, 270294, 270295.

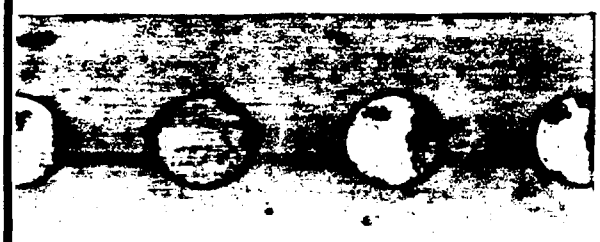
13. Deeds of Trust of record in Book 6699, page ___, Book 6699, page 171, Book 6699, page 159 in said Register's Office.

4.9 6.2 0

IDENTIFICATION REFERENCE

SEP 25 4 04 PM '91

4031 09/25 0101 03CHECK 164.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8450 PAGE 257

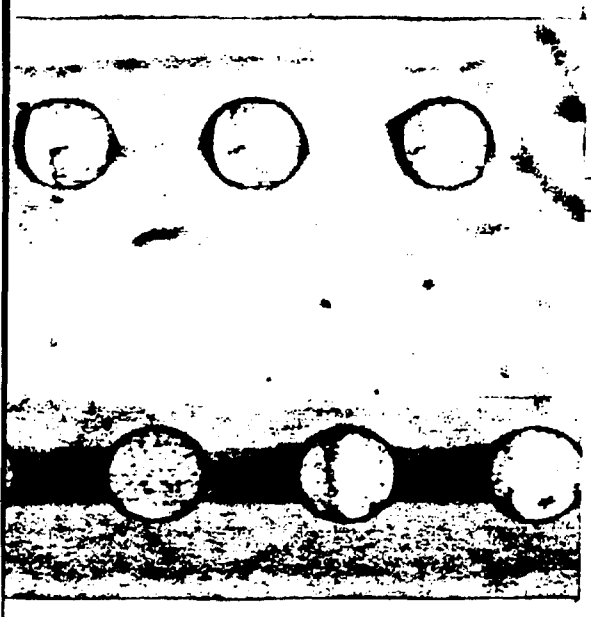
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 15.00
TOTAL 164.00
CHECK 164.00

09/25/91 01 16:03 0001 4031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4962.0

IDENTIFT REFFERENCE

SEP 25 4 04 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 462217